

## **Circulation Committee Minutes for December 14, 2010**

### **Fallbrook Community Planning Group**

The meeting was called to order at 2:00pm at the Palomares House, 1815 South Stage Coach Lane, Fallbrook, by Chair Anne Burdick.

Members present were: Jack Wood, Anne Burdick, Roy Moosa, Monte Voigt, Michelle Bain, Tom Mintun, and Sid Morel. Absent were: Tom Harrington, Jedda Lorek, Harry Christensen and John Crouch.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.  
Monty Voigt stated his appreciation for all the information received from Anne Burdick regarding the Campus Park West project. He said that it was helpful and informative.
2. Approval of the minutes for the meeting of November 9, 2010. Voting item.  
Minutes were approved unanimously.
3. GPA05-003, SPA05-001, TM5424, REZ 05-005 & S05-014 Campus Park West project is proposed for the approximate 107 acres located in the north east corner of I-15 and SR76. It is a request that includes the processing of a General Plan Amendment, an amendment to the Campus Park Specific Plan, a Tentative Map, a Rezone and a V designator. They are requesting 320 multi-family dwelling units and 35 dwelling units in a mixed use format (commercial and residential) for a total of 355 dwelling units. The request also includes one, three story and three, four story buildings. Additionally, 400,000 SqFt of commercial, 50,000 SqFt of office/professional, plus 347,000 SqFt of industrial space. Additionally the plans call for 800,000 CuYds of balanced cut and fill with the maximum cut slope of 32 feet and the maximum fill slope of 39 feet. Owner/Applicant JPSD LLC (916) 447-7100/447-7112, Contact person Camille Passon 619-235-6471, [camillep@projectdesign.com](mailto:camillep@projectdesign.com). County planner Dennis Campbell 858-505-6380, [Dennis.Campbell@sdcountry.ca.gov](mailto:Dennis.Campbell@sdcountry.ca.gov). Heard as a non-voting item at the 16 May 2005 FCPG meeting and denial was recommended at the 16 June 2008 FCPG meeting. **Land Use, and Circulation Committees**. Community input. Voting item. (7/14)  
Thad Johnson, Steve Sheldon, Greg Shields, Shane Carr, and Camille Passon were present representing Campus Park West. The representatives presented the project layout, which included residential, light industrial and commercial sectors. Greg Shields, the project design consultant discussed the main roads for the project. He stated that there would be 3 traffic light signals within the project boundaries. The committee aired concerns regarding the Pala Mesa Bridge. Anne Burdick requested more detailed drawing for the Monday Planning Group meeting. There were concerns regarding the T- intersection and the traffic stoppage at that point. It was felt that traffic entering from Pala Mesa Drive may

be backed up. The proponents felt that it would not be a problem based on their studies. There was concern about truck traffic caused by the industrial areas. The proponents clarified that it would be light industrial and heavy truck would not be in the area. There were concerns about street parking and the proponents said that they would bring more detailed parking information the next time they were in front of the committee. There were concerns about the varying lengths in the roadways and what work was to be done at Dulin Road. The proponents stated that they were not prepared to respond to those questions at this time. They need to meet with the county to discuss their exact responsibilities for outside the project areas. There were concerns about how the final Highway 76 alignment may alter the project and there were concerns that the interior project roads were not shown. The proponents said that would bring more detailed information as the project moved along.

Jack Wood motioned to approve the roads which were presented as shown on tentative map # 54245 dated July 14, 2010, with the stipulation that additional details, specifically interior roads and parking would be brought before the committee as the project progressed. The motion was approved unanimously.

4. Request for a recommendation to the Traffic Advisory Committee on increasing the speed limit on South Mission Road. The initial information is that the speeds driven there is an average of 57 mph in two straight segments (the only portions of the road they could use radar on) but that segment also showed an accident rate of 0.9 - which is over the state average of 0.8. County contact Kenton Jones, [Kenton.jones@sdcountry.ca.gov](mailto:Kenton.jones@sdcountry.ca.gov). Circulation committee. Community input. Voting item. There were no proponents present.

Sid Morel stated that most of the accidents caused in this area of South Mission were speed related. There were concerns about dangerous intersections like Via Monserate and Mission, Big Oak Ranch, La Canada, and the curves near the Old Cask and Cleaver site. There were also concerns about the horse ranches and the inability for horse trailers to pull out onto Mission quickly. Because of safety issues, Sid Morel motioned to keep the current certification of 50mph. The motion was carried unanimously.

The meeting was adjourned at 3:05pm.

Submitted by,

*Roy Moosa, Acting Secretary*

FALLBROOK COMMUNITY PLANNING GROUP  
LAND USE

Draft of Minutes of December 14, 2010

The meeting was called to order at 10:01 with Roy Moosa, Chuck Sanacore, Jack Wood, Steve Smith, Helen Kirkpatrick, Ike Perez, Anne Burdick, Eileen Delaney, and Jackie Heyneman present. Harry Christiansen and Jeff Marchand were absent.

1. Open Forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three-minute limitation Non-voting item, no discussion.

**No issues were presented.**

2. Approval of the minutes of the November 9, 2010 meeting

**Steve Smith moved to approve the minutes. Motion carried unanimously.**

3. GPA05-003, SPA05-001, TM5424, REZ, 05-005 & SO5-014 Campus Park West project is proposed for the approximate 107 acres located in the northeast corner of I-15 and SR76. It is a request that includes the processing of a General Plan Amendment, an amendment to the Campus Park specific Plan, a Tentative Map, a Rezone, and a V designator. They are requesting 320 multi-family units. The request also includes one, three story and three, four story buildings. Additionally, 400,000 SqFt of commercial, 50,000 SqFt of office/professional, plus 347,000 SqFt of industrial space. Additionally the plans call for 800,000 CuYds of balanced cut and fill with the maximum cut slope of 32 feet and the maximum fill slope of 39 feet. Owner/Applicant JPSC LLC 9(16) 447-7100/4417-7112, contact person Camille Passon 619-235-6471, [camillep@projectdesign.com](mailto:camillep@projectdesign.com). County planner Dennis Campbell 858-505-6380, [Dennis.Campbell@sdcounty.ca.gov](mailto:Dennis.Campbell@sdcounty.ca.gov). Heard as a non-voting item at the 16 May 2005 FCPG meeting and denial was recommended at the 16 June 2008 FCPG meeting. **Land Use, and Circulation committees.** Community input. Voting item. (7/14)

**Thad Johnson, supported by Steve Sheldon and Camille Passon, all of Project Designs, made the presentation of the proposed project Campus Park West.**

**The property has been owned by Pappas for 25 years. Mr. Johnson stated that their target is to provide quality with integrity. Their goal is to**

1. **Provide industrial (increased employment for acreage)**
2. **Class A office buildings that will augment and compliment the project**
3. **Commercial development**
4. **Reduced housing from original plan (# of d/u)**

5. Provide a mixed use concept (maybe office on first floor & residential on 2<sup>nd</sup> floor)
6. Maintain hard line MSCP green belt.

**Questions & concerns raised.**

**Q Locate Transit Node**

**A.** Has not been addressed. County must take the lead. CPW is willing to provide their fair share.

**Q. Locate sheriff's station**

**A.** This proposal does not preclude location within their project.

**Q Schools?**

**A** None proposed, not an appropriate location

**Q Sound barrier**

**A** Wall around M/F as well as plantings, raised terrain in other areas.

**Q Why must project have housing?**

**A** They are attempting to meet forecast by SANDAG for this area.

**Q Sewer & Water?**

**WATER** Rainbow has said no. San Luis Rey has no authority to supply. Valley Center would if current hindrances are resolved (drought, limited supply)

**SEWER** Campus Park and Meadowood have plans. County has directed them to investigate a system on both north and south sides of 76.

**Q Height - 3 & 4 stories are not concurrent with FCP**

**A** At this point types of possible businesses were discussed to fill so many SqFT of buildings. Hotel, gas station, Home Improvement store (Home Depot, Lowes) Grocery Store, Petco, PetPal, Sport Authority were mentioned as examples of need. The presenters expressed the thought that the cost of commercial development is so great that the height of the buildings and scope is necessary. (They commented – no Walmart or Target).

Final observations were made. There is too much packed into a small area (i.e. housing, commercial, office, industrial). The Fallbrook area is built out. It is mostly 2-acre parcels, some ½ acre and M/F downtown according to a parcel-by-parcel survey done 4 or 5 years ago. With 90% build out, this indicates that the development cannot anticipate future growth to feed potential businesses.

The project is not a neighborhood serving development, but more a destination, or Freeway serving. **HUGE SQUARE FOOTAGE = HUGE SHOPPING CENTER.**

**Q Would they be able to answer all SD County DPLU responses before the supervisors vote on the GPU**

**A No-** This plan cannot be approved before that time.

A motion was made by Chuck Sancore to disapprove at this time, but welcome future dialogue. Listed are the unresolved issues of water, sewer, schools, complying

**with the FCP (i.e. height limits, grading), too many housing units, transit node, Sheriff's Station.**

**Motion carried with one abstention and 2 no votes.**

**The meeting was adjourned.**

**Jackie Heyneman**